

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

November 14, 2007

The meeting was called to order at 4:00 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Phil Conder, Terri Mills, Dale Clayton, Mary Jayne Davis, and Jason Jones

ABSENT:

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Lehman, Ron Weibel, John Jansen, Karon Jensen, and Hannah Thiel

WEST VALLEY ADMINISTRATIVE STAFF:

Nicole Cottle, Asst. City Attorney
Joseph Moore, CED Director

AUDIENCE

Approximately ten (10) people were in the audience.

ZONE CHANGE APPLICATION:

Z-14-2007

West Valley City

Between 2700 West and Brock St. (2910 West) on the north side of 3500 South

C-2 to CC

5.6 acres

City staff is requesting a zone change for 13 parcels totaling 5.6 acres between 2700 West and Brock St. (2910 West) on the north side of 3500 South from C-2 (general commercial) to CC (City Center). The subject properties include 3 single family homes, a fast food restaurant, 2 auto service centers, and 6 retail/office buildings. Of the twelve buildings existing, 5 were built in the 1950's, 2 in the 1960's, 3 in the 1970's, and 2 in the early 80's. The subject properties are addressed in the City Center Vision Plan and are designated as mixed use and community commercial.

Surrounding uses include single family homes to the north and commercial uses to the south, east and west. Surrounding zoning includes R-1-6 (single family residential, minimum lot size 8,000 square feet) to the north, C-2 to the east and west, and CC to the south.

On December 21, 2004, the City Council adopted the City Center Vision Plan that became part of the City's General Plan. As stated on the document's cover, the vision statement for City Center is "a recognizable center with landmarks focusing on 3500 South, Constitution Boulevard, and Market Street, that includes a revitalized mall, an Intermodal Center, grand entrances from both directions along 3500 South and a new mix of uses in the Market Street area. The Center will be a place that people want to live, work, visit, linger, and experience."

To help implement the City Center Vision Plan, the City Council adopted the City Center Zone on April 18, 2006 and rezoned the area between 2950 West and 2700 West and between 3500 South and 3650 South to the then new CC Zone.

The City Center Vision Plan covers a larger area than what was originally rezoned to the CC Zone. At the time the City adopted the CC Zone, staff was focusing on the original rezone area because this area was believed to have the most potential for redevelopment since it was completely within the City Center or Market Street RDA's and was close to the planned Intermodal Center. Staff is now recommending the expansion of the CC Zone to the north for the following reasons:

- The widening of 3500 South, the installation of light rail, and the mall revitalization are all planned to begin in spring of 2008. Staff believes these projects will spur interest in redevelopment of the subject property.

- The existing building ages range between 24 to over 60 years old. The condition of some of the older commercial buildings is rated by the County Assessor as fair or poor.
- The City Center Vision Plan encompasses both sides of 3500 South.
- Staff is concerned that some of the possible future tenants or redevelopment options allowed under the C-2 Zone would not meet the City's goals of the City Center Vision Plan. For example, the new building that replaced Francesco's is built close to the street and is 36' to 44' tall. Under the C-2 Zone, a building across the street could be redeveloped to a one story building with the building set behind a parking lot.

Staff Alternatives:

- Approval, this rezone implements the City Center Vision Plan.
- Continuance, for reasons determined at the public hearing.

Discussion: Mr. Eliason, a resident who is living north of the proposed re-zone, is concerned about property values. John Janson explained some of the height differences between the 'C-2' and the proposed 'CC' zone. Mr. Eliason was also concerned about his driveway appearing to be in the re-zone. John Janson explained that the re-zone only comes to his property line and does not extend any further. Teresa Barlene questioned whether the zone would eventually go further north. Ms. Barlene also asked about the impact on property value as well as street parking issues. Harold Woodruff responded that the re-zone only impacts the proposed area and that parking must be located on site.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes

Chairman Woodruff Yes

Unanimous – Z-14-2007 – Approved

ZONE TEXT CHANGE APPLICATION:

ZT-9-2007

West Valley City

Amending the Height Standards for the City Center (CC) Zone

City staff is recommending an expansion of the CC Zone to the north side of 3500 South (Z-14-2007). The CC Zone currently allows buildings to be up to eight stories along 3500 South. On the south side of 3500 South, buildings that front 3500 South are surrounded by commercial buildings, multi-family residential development, or a mobile home park that are all planned to be redeveloped over time. On the north side of the street, the City Center Vision Plan recommends keeping the single family neighborhood just north of the properties that front 3500 South intact. Therefore, staff believes there should be a height buffer between the single family homes north of the commercial property along the north side of 3500 South.

Staff recommends the following highlighted changes to Section 7-6-1605 of the CC Zone:

(7) **Building Height**

All buildings shall meet the following standards:

- (a) The maximum building height for all buildings within 100' of 3650 South shall be 3 stories. The maximum building height for all buildings on the north side of 3500 South that are within 100' of an existing single family residential zone shall be 24'. Such buildings shall maintain a 10' setback from the property line of adjoining property within an existing single family residential zone. The maximum building height for all buildings on the north side of 3500 South that are over 100' from an existing single family residential zone shall be 5 stories. For all other buildings, the maximum height shall be 8 stories.
- (b) The minimum building height for buildings on 3500 South between 2700 West and Market Street shall be 3 stories or 36'. For all other buildings, the minimum building height shall be 2 stories or 24'.
- (c) The minimum building height for accessory buildings shall be 1 story.

During the study session, the relationship between building height and structured parking was discussed. Given the limited area and depth of property on the north side of 3500 South, staff estimates that up to a 2 story retail/office building could be supported with surface parking. Constructing 3 or more floors would likely require structured parking.

Staff Alternatives:

1. Approval of the ordinance as it creates a buffer for the existing single family residential neighborhood north of the commercial property along the north side of 3500 South.
2. Continuance, for reasons determined at the public hearing.

Discussion: Mr. Eliason asked about the height of Francesco's which John Janson described as 36 feet and 2 stories. Harold Woodruff raised the point that the size of the properties will limit the height unless parking structures are built. John Janson stressed that the maximum height of the 'CC' zone within 100 feet of a residential area is 20 feet while the 'C-2' zone allowed 75 feet. Phil Conder clarified that it is okay to build higher near 35th South. Mr. Eliason expressed his opposition, even to the 20 foot height standard. Small parcel size was discussed since that would seem to limit the size of the building unless several parcels are aggregated. Terri Mills hopes there will be considerable variation in height but understands a more urban look and feel is intended for the city center. Jack Matheson is concerned that this kind of proposed development doesn't have the ability for the required amount of parking. He believes 2 stories and 24 feet near 35th South would be better than three stories and 36 feet. Dale Clayton agreed with Matheson. Brent Fuller believes the 'CC' zone is better than the 'C-2' zone because he feels that this zone will protect the adjacent residences. Harold Woodruff hopes to achieve a balance with higher buildings along 35th South. Mary Jayne Ruston feels the 'CC' zone is a step in the right direction. Jack Matheson wants the staff to look more closely into height and shadow issues. John Janson concluded that there was still time and this could be postponed until December.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for continuance

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes

Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – ZT-9-2007 – Continued

SUBDIVISION APPLICATION:

PUD-1-2007
The Edge at Decker Lake – Final Plat
3000 South Decker Lake Drive
RM Zone
304 Units
17.4 Acres
17 U/A

BACKGROUND

Mr. Tim Soffe, representing Miller Development Company, is requesting final approval for a residential development to be known as The Edge at Decker Lake. The subject property received preliminary approval in April 2007.

STAFF/AGENCY COMMENTS:

Public Works Department:

- ☐ Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Contact Salt Lake County Auditor's Office for approval of street names and subdivision name.
- Revisions to plat required.
- Flood control and storm water issues to be coordinated with Public Works.

Utility Companies:

- ☐ Coordinate all utility locations.

Granger Hunter Improvement District:

- ☐ Project is subject to all GHID requirements and design standards.

Fire Department:

- ☐ Proposed fire hydrant locations need to be shown on subdivision plat.
- Project shall meet all provisions of Fire Code relating to this type of development.

Building Division:

- Follow recommendations outlined in the soils report.

ISSUES:

This project received preliminary approval in April 2007. Due to the complexity of this development and the many issues that need to be addressed, staff would like to address the following issues:

Overall Development:

The Edge at Decker Lake, is a residential community consisting of 304 units on 17.4 acres. This equates to an overall density of 17 units per acre. The development will consist of owner occupied units and proposed buildings are to be comprised of 16 and 32-plex units.

Access:

The primary access for this development will be gained from Decker Lake Drive and from a private drive system along the south boundary of the development. Secondary access will be available from the south through future commercial development which will connect with 3100 South.

During the preliminary review, concerns were expressed regarding access from Decker Lake Drive. The location of the intersection was in a state of flux due to the unknown

location of the future light rail station. In addition, access through the corridor required the approval of both Rocky Mountain Power and the City.

After many meetings, the location along Decker Lake Drive has been defined, and approval from Rocky Mountain Power has officially been granted. The City's position has always been to allow access through the corridor to serve both the residential and commercial development in this area. The City Attorney will need to review all documents prior to plat recording.

Multi-Family Design Standards:

Staff has evaluated this project in regards to the multiple family design standards. This project meets with the standards outlined for pedestrian access and circulation, architecture, building materials, and amenities.

Buildings will be comprised of 16 and 32-plex units. All buildings will be 100% masonry with brick, stucco and hardiplank. Buildings will have internal breezeways for resident access and maneuverability. All units will also have a covered balcony.

Parking:

During the preliminary hearing, parking was a substantial issue. The general parking requirement for all residential development in the City is 2 spaces per unit. If those numbers were followed for this development, a total of 608 spaces would be required. However, a provision in the parking ordinance allowed the Planning Commission to reduce the required numbers if doing so would not be detrimental to the surrounding area and/or development. After evaluating a traffic study and taking testimony from the owner of the project, the parking spaces were reduced to a total of 520.

Wetlands:

Almost the entire eastern portion of the project site is encumbered with a jurisdictional wetland. The developer is unable to build in this area but has submitted a nationwide permit that would allow development on an area approximately one half acre in size. The developer is also working with the Corp regarding their 404 permit. This will allow certain areas of the wetlands to be modified and improved. According to the developer, the Corps of Engineers has approved their proposal and a letter stating such has been submitted to the City.

Storm Water:

In conjunction with the wetland improvements, the developer is proposing to take a

portion of storm water generated from this site into the wetland area. This will accentuate portions of the wetlands and will allow certain types of vegetation to grow that have otherwise been non-existent. This plan will need to be coordinated with the Public Works Department and the Corps of Engineers.

The development site also contains a storm water easement which will carry water from the south. The developer has suggested that portions of this easement be open to provide a natural amenity for this project. The location of this storm drain easement will be on the east side of the west buildings and will be landscaped with plant materials that will heighten the open feeling of this channel.

Open Space/Amenities

The project consists of 53% open space where 50% is required. 15.4% has been set aside as usable open space. The developer is proposing a club house, pool, hot tub, gazebo, walking path and various tot lots and patio spaces for residents of this community.

The area in the southeast corner of the development will contain a fairly substantial area of open space. Per recommendations of staff and the Planning Commission, a trail connection has been included which goes out to Decker Lake Drive. This will allow for easy pedestrian access to the light rail station.

The trail system also extends northward along the wetlands for an eventual connection to the trail leading to Decker Lake. The property at this location is owned by the State of Utah. The State is willing to allow a trail to be constructed from this development to the existing Decker Lake trail. The developer has been negotiating the trail access, construction specifications and maintenance agreements with the State.

Garbage Collection:

The site contains a number of dumpster locations. Each of these dumpsters will need to be fully enclosed with a masonry wall. Construction of these enclosures shall comply with all provisions of the City's ordinance. During the preliminary hearing, staff asked that the developer evaluate the dumpster location on the north side of the club house. The developer agreed that from a visual perspective, this location should be changed. The dumpster is now located on the east side of the road. One thing unique about all dumpster locations is that they are placed in ground. This creates a more pleasing street view and eliminates the collection of garbage that misses the bin.

Fencing:

A pre-cast masonry wall will be installed along the north boundary of the project.

Fencing around the Rocky Mountain property will also be fenced. A 6-foot vinyl fence will be installed around the perimeter of this site per recommendations from the Planning Commission. A three rail vinyl fence will also be installed adjacent to the wetland areas.

Site Management:

The project will be managed by a professional management company. The development agreement addresses this issue and will involve the developer, HOA, and staff before the project is transferred.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the Edge at Decker Lake subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That the Planned Unit Development be subject to the multiple family design standards outlined in the City ordinance.
 3. That recommendations outlined in the soils report be followed.
 4. That the developer provide a landscape plan to be reviewed prior to plat recording. Said landscaping plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 5. That all provisions of the West Valley City Fire Department be satisfied including recommendations regarding the access road in the power corridor.
 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
 7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
 9. That proposed building setbacks be in accordance with the site plan reviewed during the April 2007 Planning Commission meeting. Slight modifications can be made to this plan if needed and approved by staff.
 10. That specialty lighting be provided throughout the entire development. A lighting

plan and type will be required prior to plat recordation.

11. That the developer coordinate access on to Decker Lake Drive with the City Public Works Department and with UTA regarding the light rail station.
 12. That the north side of the development be fenced with a pre-cast masonry wall. A 6-foot vinyl fence shall be installed around the Rocky Mountain Power property and a three rail fence along the wetlands.
 13. That site amenities proposed for this project be those noted on the site plan and accompanying booklet be made part of this development application.
 14. That the developer coordinate all wetland issues with the Army Corps of Engineers. This shall include the nationwide permit for the northeast building and 404 permits for any modification and improvements to the existing wetlands.
 15. That the applicant coordinate all storm water issues with the City Engineering Division.
 16. That a trail be installed from the northwest corner of the development site to the existing Decker Lake trail. This matter will need to be coordinated as it relates to trail construction, easement acquisition and yearly assessment with UDOT.
- B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:

Tim Soffe and Troy Sanders (Miller Development Company)

Discussion: Tim Soffe began by showing a power point presentation. He mentioned that he felt the staff had addressed the issues. Troy Sanders described the site and said that it is located near transit, most of the project being within ¼ of a mile from the station. The applicant said that there should be many transit users. Development constraints were discussed. Applicant was able to obtain a 404 permit with an enhancement of the wetlands by adding a new pond. The number of units has been reduced to work with the 1.75 parking spaces per unit. There will also be a new creek running toward Decker Lake. 52% of the project will be open space and there will also be a clubhouse complete with a pool, hot tub, picnic area, and trails. There are recessed and below ground dumpsters.

Terri Mills asked if the flex space was actually another bedroom. Troy Sanders replied that it is a flex space and there were very few children in the area. The extra room is more often used as a computer room. Steve Lehman said that the fence area next to the power sub-station might be landscaped. There is a ten year lease for the land adjacent to the Decker Lake Detention Facility. Troy Sanders replied that it was standard to have a ten year lease. Phil Conder mentioned the staff alternative to have fencing on RMP. He stated the fence needs to be modified to only be required on the west and north.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval with staff recommendation plus modification of fencing requirement

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous– PUD-1-2007 – Approved

PUD-4-2007
Millburn Manor – Final Plat
3615 South Redwood Road
R-1-7 Zone
56 Lots
7.92 Acres

BACKGROUND:

Nick Mingo, representing Hamlet Homes, is requesting final approval for the Millburn Manor Subdivision. The subject property was rezoned in May 2007 from the C-2 zone to the R-1-7 zone and received preliminary approval in June 2007.

A development agreement was reviewed and approved by the Planning Commission and City Council which sets forth the development standards to be used in this development. Staff will reference the highlights of this agreement throughout the subdivision analysis.

STAFF/AGENCY COMMENTS:

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- Follow recommendations outlined in the soils report.
- Grading and drainage concerns.
- UDOT approval required for access on to Redwood Road.
- Will need easements for storm water and sewer connections.
- Revisions to plat required.
- Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Follow recommendations outlined in the soils report.

Utility Companies:

- Standard Utility Easements required.

Fire Department:

- Project to meet all fire codes relating to this type of development.
- Hydrants to be shown on plat.
- Will need to evaluate secondary access along the north side of Callisters.

ISSUES:

The preliminary plat consists of 56 lots on 7.92 acres. This equates to an overall density of 7.0 units per acre. The subdivision is being proposed as a planned community having traditional neighborhood characteristics. All dwellings are detached with large covered porches, rear loaded garaged and tree lined streets.

The subdivision is being proposed as a private community with detached single family housing. The subdivision consists of two streets having residential units along the north and south sides of the property. The street system will be private and access to all dwellings will be through a series of auto courts. The limited access on to the private street from the auto courts will add to the character of the subdivision as garage doors will not be seen from the street. The subdivision allows for certain lots to have rear yard spaces while others are limited. The developer is proposing an open space area along the east side of the development. This area will need to be planned for recreational opportunities.

The development agreement states that proposed architecture is “period architecture” characteristic of the Victorian era. The primary features of this architecture include steeply pitched gable roofs, decorative trusses at the gable apex, overhanging eaves with exposed rafter ends and wooden wall cladding of clapboards and shingles often with horizontal or vertical trim boards. Asymmetrical, partial and full porches will be an integral part of the proposed architecture.

Access to the subdivision will be gained from Redwood Road. The developer is proposing a secondary access from Redwood Road on the north side of the AA Callisters building. The developer will need to coordinate both of these access points with UDOT. Although streets in this development will be private, the right-of-way width is similar to that of a dedicated street. This will allow residents to park on one side of the street while maintaining safe travel ways. An association will be created for maintenance of all streets and open space areas.

There has been discussion that properties to the north could develop residentially in the future. A stub street has been provided to allow an additional point of access. Even if the two developments do not connect, at a minimum this stub will provide another form of emergency access if needed.

During the rezone and preliminary processes, the developer committed to a street cross section that provides for a 6-foot parkstrip throughout the entire project. Part of the developer’s commitment here is to create a unique street scene with minimal points of access and street trees. As plans were drawn for the northwest corner, staff noted that lot 56 did not have sufficient width to have a parkstrip. The developer is proposing to install

the sidewalk without the parkstrip. The Planning Commission will need to make a determination whether the parkstrip should be installed. If it is determined that a parkstrip is required, the developer will need to either eliminate this lot, or somehow find 6 feet to install the parkstrip.

Staff has expressed concern that the grade difference between this development and the Kingspointe Subdivision to the east be addressed as part of the grading and drainage plan. This plan has been reviewed by the City Engineering Division and recommendations have been made that a retaining wall be installed along the entire east property line. Although this matter has yet to be fully resolved, the developer is working with the City Engineering Division.

A concern was expressed during the study session about the potential height of the east fence if a 3-foot retaining wall is installed. Although the height in this development would only be 6 feet, the single family residential side would be approximately 9 feet. Staff is not sure if this is problematic for those residents, but will recommend that the developer coordinate the fencing with them to ensure that they are aware of what has been required.

The geotechnical report also indicates that the project site has been used as a dumping ground of sorts. According to the developer's soils report, fill material was placed on this property which contain varying amounts of construction debris consisting of concrete, asphalt, pipes, metal, wood and masonry pieces. These materials extend approximately 3 feet in depth.

The report indicates that materials classified as non-engineered fill could be re-utilized provided that they meet the requirements for engineered fill. Oversized pieces of concrete would need to be removed from the site or crushed to meet with size requirements for structural fill. The geotechnical report addresses all of these areas in great detail. The developer has been coordinating these concerns with both the City Engineering Division and Building Division.

The soils report indicates that ground water was encountered at depths ranging from 3 feet to 14 feet. The majority of dwellings in this development will have basements. There may be a few lots that are slab on grade construction, or lots that may have a sump pump to avoid impacts from ground water. This matter continues to be coordinated with the City Engineering Division.

The development agreement outlines requirements for fencing. Essentially, the north, east and south sides of the subdivision will be fenced with a 6-foot vinyl fence. Property to the west will be fenced with a masonry wall. A retaining wall will be required on the

east side of the development, staff recommends that the vinyl fence be placed on top of the retaining wall.

The development site contains both private and common open spaces. All residential lots have some degree of open space although some larger than others. During the rezone process, an area along the eastern boundary was planned as a community open space. According to the subdivision plat, this area is approximately 18,500 square feet in size. Staff has discussed the open space issue with the developer. The developer has explained that the landscaping plan shows that portions of this area will be terraced and will include a play area, benches and gazebo.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the Millburn Manor Subdivision subject to the following conditions:
 - 1. That the subdivision be guided by the recorded development agreement.
 - 2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
 - 3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.
 - 4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
 - 5. That the developer coordinate access on to Redwood Road with UDOT. A letter confirming access shall be provided to the City prior to plat recordation.
 - 6. That the developer install fencing as outlined in the development agreement. The developer shall coordinate fencing along the east property line with residents of the Kingspointe Subdivision.
 - 7. That the developer follow recommendations outlined in the soils report. This report will need to be evaluated by both the City Engineer and Building Official as it relates to ground water and fill materials.

8. That the grading and drainage plans be evaluated by the City Engineering Division. Said grading plan shall identify areas of concern with regards to existing slopes and will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between this property and adjacent properties.
 9. That based on the signed development agreement, 3.38 acres of open space is needed for this project. Open space improvements shall be those shown on the landscape plan.
 10. That the proposed development comply with all provisions of the West Valley City Fire Department. This shall include access into and through the project.
 11. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure. Modifications that deviate substantially from the approved site plan shall be reviewed by the Planning Commission.
 12. That the developer install an entry feature. Said feature shall be located on the southwest corner of 1.
 13. That the Planning Commission make a recommendation regarding the parkstrip on the west side of lot 56.
- B. Continue the application to address issues raised by the Planning Commission.

Applicant:

Mr. Broadsky (Hamlet Homes)

Discussion: The applicant began by passing out a packet to Planning Commission members to refresh their memory. The site plan shows a rendering of the community. The applicant explained that plants were excluded on the picture but assured that he has prepared a very extensive landscape plan. The park that is being proposed has a playground and pavilion equipment. There is a Victorian architecture with a lot of texture and trim details. There are houses close to sidewalks with a wider than normal parkstrip. The applicant's goal is for the residents to enjoy the neighborhood they live in. The renderings match building permits and all homes are in excess of 1600 square feet with an 800 to 900 square foot basement. All homes have basements and three bedrooms which is very standard for a two story home. Tab six demonstrates playground equipment and also

contains a photo of the pavilion. Tab seven explains that inspiration for the architecture is a small town in Maryland with traditional design elements that have a “charming flavor”. There will be rigid siding with a foam back which enhances the “R” value. Tab nine goes into detail about the HOA budget and explains that the applicant will take advantage of UTOPIA as part of the HOA. The site plans include a 6 or 4 foot fence on top of a 3 foot wall. The applicant explained that fencing has been a concern and added that they prefer the 4 foot fence. The sidewalk on the northwest corner would be “curb adjacent” which differs from the usual standards as per staff recommendation. Commissioner Clayton felt that this was initially problematic because of density issues but he now approves. He wants to propose best efforts and give them both options. Commissioner Matheson is okay with curb adjacent sidewalks. Terri Mills would like to continue the parkstrip and add two trees to be more decorative and harmonious. The applicant said that the curb adjacent sidewalk would have trees behind it. He added that the street design would give three feet off the road so the solution would be to add the parkstrip. Conder wants to the parkstrip to continue. The applicant said that the street far exceeds the city standards. The city standard is curb adjacent and he thinks that it would be okay on a corner. Conder advised applicant to make the area more attractive.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval upon thirteen items and fence on back (east) can go to 4’ if agreed to by neighbors.

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – PUD-4-2007 – Approved

SD-2-2007

5370 West – Street Dedication Plat

5370 West Lake Park Boulevard

BACKGROUND:

Zion's Securities, is requesting approval to dedicate 5370 West between the Riter Canal and Lake Park Boulevard.

STAFF/AGENCY COMMENTS:

Granger Hunter Improvement District:

- Standard design features required.
- Coordinate existing easements and improvements.

Public Works Department

- Requires design and profiles to satisfy all specifications and construction standards of West Valley City.

ISSUES:

- The extension of 5370 West was recently added to the City's Major Street Plan. The proposed dedication of this roadway is being initiated by Zion's Securities to help improve access to property north of Lake Park Boulevard and east of 5600 West. In addition, the dedication of this road will assist with traffic movement in the West Valley Truck Center Subdivision to the north.
- The proposed right-of-way will be 66-feet in width. The cross section will be consistent with 5370 West as platted in the West Valley Truck Center Subdivision to the north. Zion's Securities will construct a bridge over the Riter Canal to make this connection. All street plans and profiles will be reviewed by the City Engineering Division to ensure that they meet City standards.

STAFF ALTERNATIVES:

1. Approval of the dedication plat, subject to a resolution of staff and agency recommendations.
2. Continuation, to address issues raised during the public hearing.

Applicant:
Terry Roylance (Zions Securities)

Discussion: The applicant has met at least two times a month with the Planning Commission staff to work through issues. The applicant said that the road helps with access and since it is a city road they will have discretion to make it a one-way. Terri Mills asked whether it is designed to be a one-way road. Steve Lehman responded that the road has a standard width so it doesn't have to be and will be a standard street with two way access.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Davis moved for approval

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – SD-2-2007 – Approved

CONDITIONAL USE APPLICATIONS:

C-39-2007

T-Mobile
3200 S. Decker Lake Dr.
C-2 Zone 29.13 Acres

The applicant is requesting conditional use approval to mount telecommunications antennas on the exterior of the E-Center. The antennas would be considered wall mounted antennas. The E-Center is in a C-2 zone but also in an overlay zone and all applications processed in this overlay zone are done as a conditional use. The West Valley City General Plan designates this area as general commercial.

T-Mobile is requesting approval to mount antennas in three different sectors on the building. One sector will have two antennas, mounted on the rear (west) wall of the roof parapet and painted to match the color of the wall. The other two sectors will have one antenna in each, and will be mounted on the beams under the decorative “crown” on the front of the building. There are already antennas mounted in this way in that area of the building and they blend in and are hidden well. This carrier already has an existing equipment area to service the antennas they have inside the E-Center so they will not need additional area to support the new antennas.

Any installation, painting and/or screening will have to be approved by the City representative for the E-Center as well as by the Planning Commission. The installation must be done to minimize the visual impact on the building, including the running of the cables for the antennas.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. Painting and/or screening of antennas and cables shall be done to match the surrounding area of the building and shall be approved by both the Planning Commission and a representative from the E-Center.
2. All installations of both antennas and cables shall be done so as not to damage any part of the building.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:
Mark Whitlock (T-Mobile)

Discussion: Applicant explained that an antenna was needed due to an excessive amount of blockage. The applicant also said he wanted to expand and handle usage issues and he

felt that this was a good way to handle the problem.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Clayton moved for approval subject to staff alternatives

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-39-2007 – Approved

PLANNING COMISSION BUSINESS

Approval of minutes from July 25, 2007 (Regular Meeting)
Approval of minutes from September 19, 2007 (Study Session)
Approval of minutes from September 26, 2007 (Regular Meeting)
Approval of minutes from October 3, 2007 (Study Session)
Approval of minutes from October 10, 2007 (Regular Meeting)
Approval of minutes from November 7, 2007 (Study Session)

There being no further business, the meeting adjourned at 5:55 p.m.

Respectfully submitted,

John Janson, Planning Director